

MULTNOMAH COUNTY OREGON



# FACILITIES ASSET STRATEGIC PLAN UPDATE

Presentation to the Multnomah County Board  
of Commissioners 12/13/11

## PRESENTERS

Colleen Bowles, Acting Director Facility & Property Management  
Peggidy Coffman Yates, Manager Strategic Planning & Projects  
Scott Rose, DLR Group Architecture & Planning



## BACKGROUND

- ❖ In December 2010, the Coraggio Group recommended a review of long term building planning and disposition
- ❖ The County 2012 Budget
  - Funds a Facilities Asset Strategic Plan
  - Notes a request for a Status Report in December 2011
- ❖ FPM initiated a County-Wide Planning Process including
  - Presentation, feedback and support from the Direct Report Managers and the Operations Council
  - Establish a Project Team with Executive Representation from each Department
  - Establish a FPM Steering Committee
- ❖ Conducted a competitive search for a Consulting Team with extensive strategic planning experience and diverse skills
- ❖ DLR Group selected



PROJECT  
PURPOSE

## PURPOSE OF FACILITIES ASSET STRATEGIC PLAN

- ❖ To fully support the Board's Mission Vision Values
- ❖ To fully support County-Wide Initiatives
- ❖ Align physical facilities with direct services and program needs
- ❖ Provide a logical approach and realistic action steps to create a more flexible, responsive and financially sustainable portfolio
- ❖ Establish consistent evaluation criteria to measure performance



## PROJECT OBJECTIVES

Source: Discussion with  
departmental  
management to  
establish a framework  
for collaboration

1. Develop a Facilities Asset Strategic Plan that provides County leadership and Department of County Assets with a dynamic document and objective evaluation tools for making long-term facility decisions that efficiently support the programs and services of the County.
2. Develop a roadmap to align facilities with County operations and departmental business processes / operations / service delivery.
3. Engage Department representatives in the strategic planning process to insure the facilities plan incorporates the current and future needs of their department's programs and services from a capital and operations perspective. Including workplace culture within the context of overall County operations.



## PROJECT OBJECTIVES

Questions?

Additions?

or Revisions?

4. Develop an optimal facility utilization, consolidation and disposal strategy that is economically viable, sustainable and incorporated into everyday decision-making.
5. Maximize long-term facility operations and maintenance opportunities and develop solutions that address challenges.
6. Develop a strategy that supports open communication between departments and Facilities and Property Management that is manifested as FPM considered the “highest quality service provider” as County Departments make changes to their workplace environment.
7. Identify, and make a connection with, all of the County-wide constituency groups.



MAJOR  
ACCOMPLISHMENTS  
TO DATE

- ❖ Establish Project Themes with departmental leadership
- ❖ Initial Kick Off and Introductory Meetings
- ❖ Developed and distributed questionnaire to County Departments
- ❖ Completed Initial departmental interviews
- ❖ Compiling data and preliminary evaluation:
  - Prior strategic plans
  - Budget documents
  - Population projections
  - Building inventory w/capital, maintenance & utility history
  - Leasing data
  - Quantities & associated data for: fleet, assessor, recorder, planning, sheriff, and health & human services
  - Service area maps – historical and projected
  - Staffing data, needs and organizational charts
  - Space utilization standards
  - Technology master plan



## NEXT STEPS

- ❖ Compile and summarize information from department interviews and questionnaires
- ❖ Complete evaluation of County portfolio and Departmental data
- ❖ Analyze relevant industry “best practices” against County standards
- ❖ Verify and solicit feedback from management on initial findings
- ❖ Obtain departmental feedback on initial findings and report



SCHEDULE /  
MAJOR MILESTONES

Jan '12 - Portfolio validation & operations analysis report

Feb '12 - Draft forecasting

Mar '12 - Phase 1 report

Mar '12 - Alternatives workshop for FPM and departments

May '12 - Draft findings & recommendations report

May '12 - Final findings & recommendations report

June '12 – Board briefing followed by potential policy recommendations





Questions?

